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**USACFSC**  
**ARMY LODGING WELLNESS PROGRAM**

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**Fort Jackson**  
**South Carolina**

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**PREPARED FOR :**  
**US ARMY COMMUNITY AND FAMILY SUPPORT CENTER**  
**ARMY LODGING**  
**BY**  
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**EMG**  
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BUILDING USE RECOMMENDATION: RENOVATION																
A	Magruder Transient 3275															
B	Proposed Work Description		Site, Parking, Amenities		Guest unloading area; lighting upgrade; stormwater system upgrade											
	O.A. Square footage	30878	Structure/Exterior enclosure		Remove 2nd bed; install kitchenette; replace finishes											
	Single	0	Interior													
	Extended Suites	87	Elevator		Replace forced air system with individual, thermostatically controlled units											
		0	Mechanical/Plumbing		Enhance lighting in vending areas.											
			Electrical													
			Other													
C	Existing Building Description															
	O.A. Square footage	30878	Recon. in 1994 No levels 3								Environmental	Asbestos removal				
	Total rooms	87	Site, Parking, Amenities:		Shared parking area, tv room, game rooms, breakfast room (under construction), laundry facilities.											
			Structure/Exterior enclosure		Cast-in-place concrete framing, brick veneer, standing seam metal roof.											
	Single	87	Interior		2 bed units, baths with shower or bath						Historical	N/A				
	Extended Suites		Elevator		None (but existing project underway).											
	Offices		Mechanical/Plumbing		Forced air heating and cooling with VAV unit in each room (centrally controlled).						Other:	N/A				
			Electrical		990 Amp, 120/208 Volt											
D	BUILDING and SYSTEM ANALYSIS															
No	System	Rating				Work item needed to meet standard	Cost Impact	Typical Unit Cost (\$/sf)	Cost Analysis			New Build USACE				
		Failed	Average	Good	New				Renovation	New Build						
1	Foundation			X				\$2.64	\$0.00							
2	Substructures			X				\$1.49	\$0.00							
3	Superstructures			X				\$15.17	\$0.00							
4	Exterior Closure		X			Clean and tuckpoint brick surface; replace lower level mechanical room entry doors;	low	\$11.38	\$0.02							
5	Roofing		X			Repair/reseal loose valley flashing	low	\$1.95	\$0.15							
6	Interior Construction			X		Remove 2nd bed, remove closet, install microfridge; replace finishes; partial laundry equipment replacement	moderate	\$39.41	\$10.43							
7	Conveying Systems							\$3.56	\$0.00							
8	Mechanical		X			Replace sump drains; partial heating water system replacement; replace forced air system with individual, thermostatically controlled units; upgrade domestic water supply piping	high	\$30.10	\$22.75							
9	Electrical			X		Enhance lighting in vending areas	low	\$9.19	\$0.02							
10	General Conditions					Haz mat removal	high	\$0.00	\$1.62							
11						PRIMARY FACILITY: SQ FT COST		\$114.90	\$34.99	\$114.90	\$	121.26				
12	Supporting Facility		X			Create designated guest unloading area in proximity to new elevators; provide accessible parking; improve delivery access; enhance lighting in parking areas; seal and patch parking area; upgrade stormwater system; new landscaping required to help control stormwater flow	low	\$11.49	\$3.27	\$11.49		\$12.13				
E	1 Note: If Renovation Cost is approximate 50% of Replacement Cost, submit to CFSC-AL to determine if the New Build Solution should be selected		1	Subtotal Sq Ft Cost						\$38.26	\$126.39	\$	133.39			
2			Renovation Premium				10.00%		\$	3.83						
3			Local Area Factor				-15.00%		\$	(5.74)	\$	(18.96)	\$	(20.01)		
4			Spirit @ .5%				0.50%		\$	0.19	\$	0.63	\$	0.67		
5			Force Protection @ 3% average, 9% confined sites				3.00%		\$	1.15	\$	3.79	\$	4.00		
6			Square foot cost						\$	37.69	\$	111.86	\$	118.05		
7			a. Project Area: Public Areas													
8			b. Project Area: Guest Rooms													
9			c. Project Area: Back-of-House Area													
10			d. Project Area: Unassigned/Misc.													
11			Total O.A. Project Area								30,878	30,878		30,878		
12			ECC: RENOVATION								\$	1,163,639				
13			ECC: NEW BUILD										\$	3,453,863		
14			ECC: USACE NEW BUILD											\$ 3,645,043		
15			Contingency CONUS (5% new 10% renovation x ECC)								\$	116,364	\$	172,693	\$	182,252
16			Subtotal (line 15 + ECC)								\$	1,280,003	\$	3,626,556	\$	3,827,295
17			SIOH: (6% new 8% Renovation x line 16)								\$	102,400	\$	217,593	\$	229,638
18	Total Request - Project Amount (PA) (line 16 + line 17)								\$	1,382,404	\$	3,844,150	\$	4,056,933		
19	Design @ 10%								\$	138,240	\$	384,415	\$	405,693		
20	Installed Equipment @ \$5,000 per room								\$	435,000	\$	435,000	\$	435,000		
21	Total Project Cost (line 18 + 19 + 20)								\$	1,955,644	\$	4,663,565	\$	4,897,626		

size factor  
Factor from chart

2.06  
0.94

BUILDING USE RECOMMENDATION: RENOVATION												
A	Magruder Transient 3265											
B	Proposed Work Description		Site, Parking, Amenities		Guest unloading area; lighting upgrade; stormwater system upgrade							
	O.A. Square footage	30878	Structure/Exterior enclosure		Remove 2nd bed; install kitchenette; replace finishes							
	Single	0	Interior									
	Extended	87	Elevator									
C	Existing Building Description		Recon. in									
	O.A. Square footage	30878	Built 1994 No levels 3									
	Total rooms	87	Site, Parking, Amenities:		Shared parking area, tv room, game rooms, breakfast room (under construction), laundry facilities.						Environmental	Asbestos removal
	Single	87	Structure/Exterior enclosure		Cast-in-place concrete framing, brick veneer, standing seam metal roof.							
D	BUILDING and SYSTEM ANALYSIS											
	No	System	Rating		Work item needed to meet standard	Cost Impact	Typical Unit Cost (\$/sf)	Cost Comparison		New Build	USACE	New Build
			Failed	Average				Renovation	New Build			
	1	Foundation			X			\$2.64	\$0.00			
	2	Substructures			X			\$1.49	\$0.00			
	3	Superstructures			X			\$15.17	\$0.00			
	4	Exterior Closure		X		Clean and tuckpoint brick surface; replace lower level mechanical room entry doors;	low	\$11.38	\$0.02			
	5	Roofing		X		Repair/reseal loose valley flashing	low	\$1.95	\$0.15			
	6	Interior Construction			X	Reconfigure check-in area as guest room; remove 2nd bed, remove closet, install microfridge; replace finishes; partial laundry equipment replacement	moderate	\$39.41	\$10.62			
	7	Conveying Systems						\$3.56	\$0.00			
	8	Mechanical		X		Replace sump drains; partial heating water system replacement; replace forced air system with individual, thermostatically controlled units; upgrade domestic water supply piping	high	\$30.10	\$22.75			
	9	Electrical			X	Enhance lighting in vending areas	low	\$9.19	\$0.02			
	10	General Conditions				Haz mat removal	high	\$0.00	\$1.62			
	11					PRIMARY FACILITY: SQ FT COST		\$114.90	\$35.18	\$114.90		\$ 121.26
	12	Supporting Facility		X		Create designated guest unloading area in proximity to new elevators; provide accessible parking; improve delivery access; enhance lighting in parking areas; seal and patch parking area; upgrade stormwater system; new landscaping required to help control stormwater flow	low	\$11.49	\$3.27	\$11.49		\$12.13
E	1 Note: If Renovation Cost is approximate 50% 2 of Replacement Cost, submit to CFSC-AL to 3 determine if the New Build Solution should be selected		1	Subtotal Sq Ft Cost					\$38.45	\$126.39	\$	133.39
			2	Renovation Premium		10.00%			\$ 3.85			
			3	Local Area Factor		-15.00%			\$ (5.77)	\$ (18.96)	\$	(20.01)
			4	Spirit @ .5%		0.50%			\$ 0.19	\$ 0.63	\$	0.67
			5	Force Protection @ 3% average, 9% confined sites		3.00%			\$ 1.15	\$ 3.79	\$	4.00
			6	Square foot cost					\$ 37.88	\$ 111.86	\$	118.05
			7	a. Project Area: Public Areas				a.				
			8	b. Project Area: Guest Rooms				b.				
			9	c. Project Area: Back-of-House Area				c.				
			10	d. Project Area: Unassigned/Misc.				d.				
			11	Total O.A. Project Area					30,878	30,878		30,878
			12	ECC: RENOVATION					\$ 1,169,549			
			13	ECC: NEW BUILD						\$ 3,453,863		
			14	ECC: USACE NEW BUILD							\$	3,645,043
			15	Contingency CONUS (5% new 10% renovation x ECC)					\$ 116,955	\$ 172,693	\$	182,252
			16	Subtotal (line 15 + ECC)					\$ 1,286,504	\$ 3,626,556	\$	3,827,295
			17	SIOH: (6% new 8% Renovation x line 16)					\$ 102,920	\$ 217,593	\$	229,638
			18	Total Request - Project Amount (PA) (line 16 + line 17)					\$ 1,389,425	\$ 3,844,150	\$	4,056,933
			19	Design @ 10%					\$ 138,942	\$ 384,415	\$	405,693
			20	Installed Equipment @ \$5,000 per room					\$ 435,000	\$ 435,000	\$	435,000
			21	Total Project Cost (line 18 + 19 + 20)					\$ 1,963,367	\$ 4,663,565	\$	4,897,626

size factor  
Factor from chart

2.06  
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BUILDING USE RECOMMENDATION: RENOVATION														
A	Magruder Transient 3235													
B	Proposed Work Description		Site, Parking, Amenities		Guest unloading area; lighting upgrade; stormwater system upgrade									
	O.A. Square footage		Structure/Exterior enclosure											
	Single		Interior		Remove 2nd bed; install kitchenette; replace finishes									
	Extended Suites		Elevator		Replace forced air system with individual, thermostatically controlled units									
C	Existing Building Description		Recon. in											
	O.A. Square footage		Built		Environmental Asbestos removal									
	Total rooms		1994		No levels 3									
	Single		Site, Parking, Amenities:		Shared parking area, tv room, game rooms, breakfast room (under construction), laundry facilities.						Historical	N/A		
D	Existing Building Description		Structure/Exterior enclosure		Cast-in-place concrete framing, brick veneer, standing seam metal roof.									
	Extended Suites		Interior		2 bed units, baths with shower or bath									
	Offices		Elevator		None (but existing project underway).									
			Mechanical/Plumbing		Forced air heating and cooling with VAV unit in each room (centrally controlled).									
E			Electrical		990 Amp, 120/208 Volt									
BUILDING and SYSTEM ANALYSIS														
No	System	Rating				Work item needed to meet standard	Cost Impact	Typical Unit Cost (\$/sf)	Cost Analysis		New Build			
		Failed	Average	Good	New				Renovation	New Build		USACE		
1	Foundation			X				\$2.64	\$0.00					
2	Substructures			X				\$1.49	\$0.00					
3	Superstructures			X				\$15.17	\$0.00					
4	Exterior Closure		X			Clean and tuckpoint brick surface; replace lower level mechanical room entry doors;	low	\$11.38	\$0.02					
5	Roofing		X			Repair/reseal loose valley flashing	low	\$1.95	\$0.15					
6	Interior Construction			X		Remove 2nd bed, remove closet, install microfridge; replace finishes; partial laundry equip. replacement	moderate	\$39.41	\$10.43					
7	Conveying Systems							\$3.56	\$0.00					
8	Mechanical		X			Replace sump drains; partial heating water system replacement; replace forced air system with individual, thermostatically controlled units; upgrade domestic water supply piping	high	\$30.10	\$22.75					
9	Electrical			X		Enhance lighting in vending areas	low	\$9.19	\$0.02					
10	General Conditions					Haz mat removal	high	\$0.00	\$1.62					
11						PRIMARY FACILITY: SQ FT COST		\$114.90	\$34.99	\$114.90	\$	121.26		
12	Supporting Facility		X			Create designated guest unloading area in proximity to new elevators; provide accessible parking; improve delivery access; enhance lighting in parking areas; seal and patch parking area; upgrade stormwater system; new landscaping required to help control stormwater flow	low	\$11.49	\$3.27	\$11.49	\$	\$12.13		
E	<div>1</div> <div>2 Note: If Renovation Cost is approximate 50%</div> <div>3 of Replacement Cost, submit to CFSC-AL to</div> <div>4 determine if the New Build Solution should be selecte</div>				1	Subtotal Sq Ft Cost					\$38.26	\$126.39	\$	133.39
					2	Renovation Premium		10.00%			\$ 3.83			
					3	Local Area Factor		-15.00%			\$ (5.74)	\$ (18.96)	\$	(20.01)
					4	Spirit @ .5%		0.50%			\$ 0.19	\$ 0.63	\$	0.67
					5	Force Protection @ 3% average, 9% confined sites		3.00%			\$ 1.15	\$ 3.79	\$	4.00
					6	Square foot cost					\$ 37.69	\$ 111.86	\$	118.05
					7	a. Project Area: Public Areas				a.				
					8	b. Project Area: Guest Rooms				b.				
					9	c. Project Area: Back-of-House Area				c.				
					10	d. Project Area: Unassigned/Misc.				d.				
					11	Total O.A. Project Area					30,878	30,878		30,878
					12	ECC: RENOVATION					\$ 1,163,639			
					13	ECC: NEW BUILD						\$ 3,453,863		
					14	ECC: USACE NEW BUILD							\$	3,645,043
					15	Contingency CONUS (5% new 10% renovation x ECC)					\$ 116,364	\$ 172,693	\$	182,252
					16	Subtotal (line 15 + ECC)					\$ 1,280,003	\$ 3,626,556	\$	3,827,295
					17	SIOH: (6% new 8% Renovation x line 16)					\$ 102,400	\$ 217,593	\$	229,638
					18	Total Request - Project Amount (PA) (line 16 + line 17)					\$ 1,382,404	\$ 3,844,150	\$	4,056,933
					19	Design @ 10%					\$ 138,240	\$ 384,415	\$	405,693
					20	Installed Equipment @ \$5,000 per room					\$ 430,000	\$ 430,000	\$	430,000
					21	Total Project Cost (line 18 + 19 + 20)					\$ 1,950,644	\$ 4,658,565	\$	4,892,626

size factor  
Factor from chart

2.06  
0.94

BUILDING USE RECOMMENDATION: RENOVATION														
A	Magruder Transient 3215													
B	Proposed Work Description		Site, Parking, Amenities		Guest unloading area; lighting upgrade; stormwater system upgrade									
	O.A. Square footage	30878	Structure/Exterior enclosure		Remove 2nd bed; install kitchenette; replace finishes									
	Single	0	Interior		Replace forced air system with individual, thermostatically controlled units									
	Extended Suites	87	Elevator		Enhance lighting in vending areas.									
		0	Mechanical/Plumbing											
			Electrical											
			Other											
C	Existing Building Description		Recon. in											
	O.A. Square footage	30878	Built 1994		No levels 3								Environmental	Asbestos removal
	Total rooms	87	Site, Parking, Amenities:		Shared parking area, tv room, game rooms, breakfast room (under construction), laundry facilities.									
	Single	87	Structure/Exterior enclosure		Cast-in-place concrete framing, brick veneer, standing seam metal roof.									
			Interior		2 bed units, baths with shower or bath						Historical	N/A		
			Elevator		None (but existing project underway).									
			Mechanical/Plumbing		Forced air heating and cooling with VAV unit in each room (centrally controlled).						Other:	N/A		
			Electrical		990 Amp, 120/208 Volt									
D	BUILDING AND SYSTEM ANALYSIS										Cost Analysis			
	No	System	Rating			Work item needed to meet standard	Cost Impact	Typical Unit Cost (\$/sf)	Cost Comparison					
			Failed	Average	Good	New			Renovation	New Build	New Build			
	1	Foundation			X			\$2.64	\$0.00		USACE			
	2	Substructures			X			\$1.49	\$0.00					
	3	Superstructures			X			\$15.17	\$0.00					
	4	Exterior Closure		X			low	\$11.38	\$0.02					
	5	Roofing		X		low	low	\$1.95	\$0.15					
	6	Interior Construction			X	moderate	moderate	\$39.41	\$10.43					
	7	Conveying Systems						\$3.56	\$0.00					
	8	Mechanical		X		high	high	\$30.10	\$22.75					
	9	Electrical			X	low	low	\$9.19	\$0.02					
	10	General Conditions				high	high	\$0.00	\$1.62					
	11							\$114.90	\$34.99	\$114.90	\$ 121.26			
	12	Supporting Facility		X		low	low	\$11.49	\$3.27	\$11.49	\$12.13			
	E	1 2 3 4 Note: If Renovation Cost is approximate 50% of Replacement Cost, submit to CFSC-AL to determine if the New Build Solution should be selected		1	Subtotal Sq Ft Cost						\$38.26	\$126.39	\$ 133.39	
				2	Renovation Premium				10.00%		\$ 3.83			
3				Local Area Factor				-15.00%		\$ (5.74)	\$ (18.96)	\$ (20.01)		
4				Spirit @ .5%				0.50%		\$ 0.19	\$ 0.63	\$ 0.67		
			5	Force Protection @ 3% average, 9% confined sites				3.00%		\$ 1.15	\$ 3.79	\$ 4.00		
			6	Square foot cost						\$ 37.69	\$ 111.86	\$ 118.05		
			7	a. Project Area: Public Areas					a.					
			8	b. Project Area: Guest Rooms					b.					
			9	c. Project Area: Back-of-House Area					c.					
			10	d. Project Area: Unassigned/Misc.					d.					
			11	Total O.A. Project Area						30,878	30,878	30,878		
			12	ECC: RENOVATION						\$ 1,163,639				
			13	ECC: NEW BUILD							\$ 3,453,863			
			14	ECC: USACE NEW BUILD								\$ 3,645,043		
			15	Contingency CONUS (5% new 10% renovation x ECC)						\$ 116,364	\$ 172,693	\$ 182,252		
			16	Subtotal (line 15 + ECC)						\$ 1,280,003	\$ 3,626,556	\$ 3,827,295		
			17	SIOH: (6% new 8% Renovation x line 16)						\$ 102,400	\$ 217,593	\$ 229,638		
			18	Total Request - Project Amount (PA) (line 16 + line 17)						\$ 1,382,404	\$ 3,844,150	\$ 4,056,933		
			19	Design @ 10%						\$ 138,240	\$ 384,415	\$ 405,693		
			20	Installed Equipment @ \$5,000 per room						\$ 435,000	\$ 435,000	\$ 435,000		
			21	Total Project Cost (line 18 + 19 + 20)						\$ 1,955,644	\$ 4,663,565	\$ 4,897,626		

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size factor  
Factor from chart

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BUILDING USE RECOMMENDATION: RENOVATION												
A	Palmetto Hall, Building 6000											
B	Proposed Work Description		Site, Parking, Amenities		Move parking lot and landscaping (assume parking can be located immediately adjacent to existing lots).							
	O.A. Square footage	13330	Structure/Exterior enclosure		Replace flat roof.							
	Single	0	Interior		Add luggage storage and some support areas, accessibility issues.							
	Extended	70	Elevator		Install elevator							
	Suites	0	Mechanical/Plumbing		Partially replace laundry equipment, replace package cooler system, replace fan coil units							
			Electrical									
			Other									
C	Existing Building Description											
	O.A. Square footage	13330	Built 1984 No levels 2						Environmental	Asbestos removal		
	Total rooms	70	Site, Parking, Amenities:		Parking lots, children's playground, multi-purpose room and guest laundry.							
			Structure/Exterior enclosure		Concrete slab, precast concrete framing, brick facing.							
	Single	0	Interior		Lobby, offices, guestrooms, support areas.				Historical	N/A		
	Extended	66	Elevator		None							
	Suites	4	Mechanical/Plumbing		Two-pipe fan-coil system (on-site chiller, central hot water)				Other:	N/A		
Offices	1	Electrical		1000 amp 120/208 volt service								
D	BUILDING and SYSTEM ANALYSIS											
	No	System	Rating				Work item needed to meet standard	Cost Impact	Cost Analysis			New Build
			Failed	Average	Good	New			Typical Unit Cost (\$/sf)	Cost Comparison		
								Renovation	New Build			
	1	Foundation			X			\$2.70	\$0.00		USACE	
	2	Substructures			X			\$1.53	\$0.00			
	3	Superstructures			X			\$15.52	\$0.00			
	4	Exterior Closure		X		Repair stucco at gable ends, replace windows	low	\$11.64	\$4.88			
	5	Roofing		X		Replace flat roof	low	\$2.00	\$0.65			
	6	Interior Construction		X		Replace finishes; no luggage storage; program support kitchen; repair spalled concrete below guest laundry, install vibration isolation mounts; vent laundry to exterior; room accessibility issues; public bathroom accessibility issues	low	\$40.34	\$15.61			
	7	Conveying Systems	X			Install elevator	high	\$3.65	\$3.75			
	8	Mechanical		X		Partially replace laundry equipment, ice machines; replace package cooling system; install visual indicators on fire alarms; replace fan coil units	low	\$30.81	\$6.45			
	9	Electrical			X			\$9.41	\$0.00			
	10	General Conditions		X		Hazmat removal	high	\$0.00	\$3.75			
	11					PRIMARY FACILITY: SQ FT COST		\$117.60	\$35.09	\$117.60	\$ 130.42	
	12	Supporting Facility		X		Remove and replace landscaping; move parking away from building (assuming can be located immediately adjacent to existing lots)	moderate	\$11.76	\$5.07	\$11.76	\$13.04	
	E			1	Subtotal Sq Ft Cost						\$40.15	\$129.36
		2	Renovation Premium				10.00%		\$ 4.02			
		3	Local Area Factor				-15.00%		\$ (6.02)	\$ (19.40)	\$ (21.52)	
		4	Spirit @ .5%				0.50%		\$ 0.20	\$ 0.65	\$ 0.72	
		5	Force Protection @ 3% average, 9% confined sites				3.00%		\$ 1.20	\$ 3.88	\$ 4.30	
		6	Square foot cost						\$ 39.55	\$ 114.48	\$ 126.96	
		7	a. Project Area: Public Areas					a.				
		8	b. Project Area: Guest Rooms					b.				
		9	c. Project Area: Back-of-House Area					c.				
		10	d. Project Area: Unassigned/Misc.					d.				
		11	Total O.A. Project Area						13,330	13,330	13,330	
		12	ECC: RENOVATION						\$ 527,226			
		13	ECC: NEW BUILD							\$ 1,526,066		
		14	ECC: USACE NEW BUILD								\$ 1,692,415	
		15	Contingency CONUS (5% new 10% renovation x ECC)						\$ 52,723	\$ 76,303	\$ 84,621	
		16	Subtotal (line 15 + ECC)						\$ 579,949	\$ 1,602,370	\$ 1,777,036	
		17	SIOH: (6% new 8% Renovation x line 16)						\$ 46,396	\$ 96,142	\$ 106,622	
		18	Total Request - Project Amount (PA) (line 16 + line 17)						\$ 626,345	\$ 1,698,512	\$ 1,883,658	
		19	Design @ 10%						\$ 62,634	\$ 169,851	\$ 188,366	
		20	Installed Equipment @ \$5,000 per room						\$ 350,000	\$ 350,000	\$ 350,000	
		21	Total Project Cost (line 18 + 19 + 20)						\$ 1,038,979	\$ 2,218,363	\$ 2,422,024	

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Note: If Renovation Cost is approximate 50% of Replacement Cost, submit to CFSC-AL to determine if the New Build Solution should be selected

=129\*SIZE

=129"SIZE

size factor  
Factor from chart

0.89  
1.011

BUILDING USE RECOMMENDATION: RENOVATION													
A	Kennedy Hall, Building 2785												
B	Proposed Work Description		Site, Parking, Amenities			Move landscaping, light parking lot, pave walkways, add parking							
	O.A. Square footage	82110	Structure/Exterior enclosure			Replace windows, repair stair enclosures							
	Single	0	Interior			Add support kitchen and luggage storage, renovate guestrooms and bathrooms							
	Extended Suites	151	Elevator			Replace finishes							
		0	Mechanical/Plumbing			Replace PTAC units, cool common areas							
	Use Rec		Electrical			Replace alarm panel							
			Other										
C	Existing Building Description		Built 1971 No levels 6			Environmental N/A							
	O.A. Square footage	82110	Site, Parking, Amenities:			On-site parking, fitness center, breakfast room							
	Total rooms	151	Structure/Exterior enclosure			Structural steel, reinforced concrete slab							
	Single	0	Interior			Lobby, offices, guestrooms							
	Extended Suites	131	Elevator			Two							
	Offices	20	Mechanical/Plumbing			Common areas: hot water fan coil units, no cooling; Guestrooms: PTAC units							
		1	Electrical			1,600 amp, 120/208V service							
			Other:			N/A							
D	BUILDING and SYSTEM ANALYSIS							Cost Analysis					
	No	System	Rating			Work item needed to meet standard	Cost Impact	Typical Unit Cost (\$/sf)	Cost Comparison				
			Failed	Average	Good	New			Renovation	New Build	New Build USACE		
	1	Foundation			X			\$1.85	\$0.00				
	2	Substructures			X			\$0.72	\$0.00				
	3	Superstructures			X			\$15.25	\$0.00				
	4	Exterior Closure		X		Replace windows; replace concrete exterior stair panels with coated metal product; replace vinyl soffits at stairway landings.	low	\$10.51	\$2.75				
	5	Roofing			X			\$0.93	\$0.00				
	6	Interior Construction		X		Convert fitness area to meeting room; convert bar/lounge to luggage storage and support kitchen; replace wall and floor finishes in common areas; lacks support areas (not included in renovation cost); bathrooms are undersized, need expansion/upgrade, no existing shelving, vanities; upgrade public restroom to comply with ADA; corridors are 74"(short), doors are not recessed but still works; rooms are undersized (renovation would require complete interior gut, cost therefore not included in renovation cost); kitchenette in most rooms consist of shared space with microfridge -- replace with in room units, convert extra space to bathroom space.	high	\$25.87	\$27.18				
	7	Conveying Systems			X	Replace floor finish and wall panels.	low	\$5.26	\$0.02				
	8	Mechanical		X		Automatic left leverer was inoperable; HVAC required for lobby, corridors and other common areas; replace PTAC units; investigate and repair leakage around PTAC units, domestic water line replacement.	low	\$31.43	\$11.30				
	9	Electrical			X	Replace alarm panel with addressable unit.	low	\$11.23	\$0.24				
	10	General Conditions						\$0.00	\$0.00				
	11					PRIMARY FACILITY: SQ FT COST		\$103.05	\$41.49	\$103.05	\$ 118.68		
	12	Supporting Facility		X		Existing plantings and trees need to be removed to meet force protection; loading dock area should be governed by CCTV and cordoned off for limited use; parking lot not adequately lighted; number of spaces inadequate; walkways not lighted; exterior stair towers to ground with no paved path to parking; stormwater discharge piping blocked and undersized, discharge outfall partially destroyed, stormwater energy dissipater needed downstream from the outfall	low	\$10.31	\$4.15	\$10.31	\$11.87		
	E						1	Subtotal Sq Ft Cost		\$45.64	\$113.36	\$ 130.55	
							2	Renovation Premium	10.00%	\$ 4.56			
							3	Local Area Factor	-15.00%	\$ (6.85)	\$ (17.00)	\$ (19.58)	
							4	Spirit @ .5%	0.50%	\$ 0.23	\$ 0.57	\$ 0.65	
							5	Force Protection @ 3% average, 9% confined sites	3.00%	\$ 1.37	\$ 3.40	\$ 3.92	
							6	Square foot cost		\$ 44.95	\$ 100.32	\$ 115.53	
					7	a. Project Area: Public Areas							
					8	b. Project Area: Guest Rooms							
					9	c. Project Area: Back-of-House Area							
					10	d. Project Area: Unassigned/Misc.							
					11	Total O.A. Project Area		82,110	82,110	82,110			
					12	ECC: RENOVATION		\$ 3,691,207					
					13	ECC: NEW BUILD			\$ 8,237,207				
					14	ECC: USACE NEW BUILD				\$ 9,486,577			
					15	Contingency CONUS (5% new 10% renovation x ECC)		\$ 369,121	\$ 411,860	\$ 474,329			
					16	Subtotal (line 15 + ECC)		\$ 4,060,328	\$ 8,649,068	\$ 9,960,906			
					17	SI/OH: (6% new 8% Renovation x line 16)		\$ 324,826	\$ 518,944	\$ 597,654			
					18	Total Request - Project Amount (PA) (line 16 + line 17)		\$ 4,385,154	\$ 9,168,012	\$ 10,558,560			
					19	Design @ 10%		\$ 438,515	\$ 916,801	\$ 1,055,856			
					20	Installed Equipment @ \$5,000 per room		\$ 755,000	\$ 755,000	\$ 755,000			
					21	Total Project Cost (line 18 + 19 + 20)		\$ 5,578,669	\$ 10,839,813	\$ 12,369,416			



**BUILDING USE RECOMMENDATIONS - COMPARISON OF OPTIONS**

A	BUILDING	RENOVATION COST		Renov. % of Replace	Diagram Overall SF	Diagram Guestroom SF	Diagram Support SF	Other Uses SF	Comments
		PER S.F.	TOTAL						
B	2785-Kennedy - Renovation	\$ 44.95	\$ 5,578,669	45%					
	2785-Kennedy - Replacement	\$ 115.53	\$ 12,369,416						
	6000-Palmetto - Renovation	\$ 39.55	\$ 1,038,979	43%					
	6000-Palmetto - Replacement	\$ 126.96	\$ 2,422,024						
	3215-Magruder - Renovation	\$ 37.69	\$ 1,955,644	40%					
	3215-Magruder - Replacement	\$ 118.05	\$ 4,897,626						
	3235-Magruder - Renovation	\$ 37.69	\$ 1,950,644	40%					
	3235-Magruder - Replacement	\$ 118.05	\$ 4,892,626						
	3265-Magruder - Renovation	\$ 37.88	\$ 1,963,367	40%					
	3265-Magruder - Replacement	\$ 118.05	\$ 4,897,626						
	3275-Magruder - Renovation	\$ 37.69	\$ 1,955,644	40%					
	3275-Magruder - Replacement	\$ 118.05	\$ 4,897,626						
	3276-Magruder - Renovation	\$ 37.69	\$ 1,955,644	40%					
	3276-Magruder - Replacement	\$ 118.05	\$ 4,897,626						
	Dozier Hall - 10300 - Renovation	\$ 2.47	\$ 873,080	10%					
	Dozier Hall - 10300 - Replacement	\$ 115.53	\$ 9,144,337						
C	<b>Total all renovations</b>		\$ 17,271,672						Renovate all buildings except Anderson
	<b>New building - 209 Units</b>		\$ 17,305,336		114,990	77,616	37,374	-	New Build 208 units

## SUMMARY : BUILDING USE RECOMMENDATION

A	FORT JACKSON						NEW	LIGHT REHAB	
							GOOD	MINOR REHAB	
							AVERAGE	MAJOR SYS	
							FAILED	COMPLETE BUILDING REHAB NEEDED	
C	BUILDING USE RECOMMENDATION								
	NO	Facility	Total Existing	EXISTING ROOM TYPES			USE RECOMM	BUILDING CONDITION	COMMENTS
				SINGLE	EXTENDED	SUITES		RATING	
	1	Kennedy	151	0	131	20	RENOVATE	AVERAGE	Major issues w/exterior walls, roof, HVAC and electric. Use recommendation not included Minimal upgrades Use recommendation not included Use recommendation not included Assumes abandonment of Anderson and reclassification of Kennedy extended stay to single.
	2	Palmetto	70	0	66	4	RENOVATE	GOOD	
	3	Magruder 3215	87	87	0	0	RENOVATE	AVERAGE	
	4	Magruder 3235	87	87	0	0	RENOVATE	AVERAGE	
	5	Magruder 3265	87	87	0	0	RENOVATE	AVERAGE	
	6	Magruder 3275	87	87	0	0	RENOVATE	AVERAGE	
	7	Magruder 3276	87	87	0	0	RENOVATE	AVERAGE	
	8	Anderson	44	44	0	0	BUILD NEW	FAILED	
	9	Dozier	136	0	136	0	RENOVATE	NEW	
	10	Legion Landing	6	0	0	6	RENOVATE	GOOD	
	11	Dozier House	2	0	0	2	RENOVATE	GOOD	
	12	New Build 209 Units							
	Total Existing	844	479	333	32				
E	NOTES								
	Does not include Welcome Center (out of scope).								

**EXECUTIVE SUMMARY**

EXECUTIVE SUMMARY												
A	FORT JACKSON, SOUTH CAROLINA											
B	PVA MARKET REQUIREMENTS				Required Rooms							
					Single	Single Extended	Suites	Total Rooms				
					100	800	100	1000				
C	ENGINEERING ASSESSMENT AND UTILIZATION OF EXISTING FACILITIES											
	NO	Facility	Total Existing	Renovate	New Build	Proposed Rooms				Total Renovation Cost	Comments	
						Single	Single Extended	Suites	Total Rooms			
	1	Kennedy - 2785	151	X	X		151		151	\$4,658,694		
	2	Palmetto - 6000	70	X			70		70	\$1,335,815		
	3	Magruder - 3215	87	X			87		87	\$2,230,608		
	4	Magruder - 3235	87	X			86		86	\$2,225,608		
	5	Magruder - 3265	87	X			87		87	\$2,230,608		
	6	Magruder - 3275	87	X			87		87	\$2,230,608		
	7	Magruder - 3276	87	X			87		87	\$2,230,608		
	8	Dozier Hall	136	X			136		136	\$849,280		
	9	New Build - 209 units					100	9	100	209		\$17,744,865
		Total Existing	792	Total Provided		100	800	100	1000	\$35,736,692		
	D	COST ESTIMATE SUMMARY										
			Renovate	New Build	Total	Single		Total Renovation Cost	Comments			
						Single Extended	Suites					
						0	791			0	791	
						100	9			100	209	
3	Total	100	800	100	1000	\$35,736,692						
E	NOTES											

BUILDING USE RECOMMENDATION: RENOVATION														
A	Magruder Transient 3276													
B	Proposed Work Description		Site, Parking, Amenities		Guest unloading area; lighting upgrade; stormwater system upgrade									
	O.A. Square footage	30878	Structure/Exterior enclosure		Remove 2nd bed; install kitchenette; replace finishes									
	Single	0	Interior											
	Extended Suites	87	Elevator											
			Mechanical/Plumbing		Replace forced air system with individual, thermostatically controlled units									
			Electrical		Enhance lighting in vending areas.									
			Other											
C	Existing Building Description													
	O.A. Square footage	30878	Recon. in 1994		No levels 3					Environmental	Asbestos removal			
	Total rooms	87	Site, Parking, Amenities:		Shared parking area, tv room, game rooms, breakfast room (under construction), laundry facilities.									
	Single	87	Structure/Exterior enclosure		Cast-in-place concrete framing, brick veneer, standing seam metal roof.					Historical	N/A			
	Extended Suites		Interior		2 bed units, baths with shower or bath									
			Elevator		None (but existing project underway).					Other:	N/A			
			Mechanical/Plumbing		Forced air heating and cooling with VAV unit in each room (centrally controlled).									
			Electrical		990 Amp, 120/208 Volt									
D	BUILDING and SYSTEM ANALYSIS													
No	System	Rating				Work item needed to meet standard	Cost Impact	Typical Unit Cost (\$/sf)	Cost Analysis					
		Failed	Average	Good	New				Renovation	New Build	New Build			
	1 Foundation			X				\$2.64	\$0.00		USACE			
	2 Substructures			X				\$1.49	\$0.00					
	3 Superstructures			X				\$15.17	\$0.00					
	4 Exterior Closure		X			Clean and tuckpoint brick surface; replace lower level mechanical room entry doors;	low	\$11.38	\$0.02					
	5 Roofing		X			Repair/reseal loose valley flashing	low	\$1.95	\$0.15					
	6 Interior Construction			X		Remove 2nd bed, remove closet, install microfridge; replace finishes; partial laundry equip. replacement	moderate	\$39.41	\$10.43					
	7 Conveying Systems							\$3.56	\$0.00					
	8 Mechanical		X			Replace sump drains; partial heating water system replacement; replace forced air system with individual, thermostatically controlled units; upgrade domestic water supply piping	high	\$30.10	\$22.75					
	9 Electrical			X		Enhance lighting in vending areas	low	\$9.19	\$0.02					
	10 General Conditions					Haz mat removal	high	\$0.00	\$1.62					
	11					PRIMARY FACILITY: SQ FT COST		\$114.90	\$34.99	\$114.90	\$	121.26		
12	Supporting Facility		X		Create designated guest unloading area in proximity to new elevators; provide accessible parking; improve delivery access; enhance lighting in parking areas; seal and patch parking area; upgrade stormwater system; new landscaping required to help control stormwater flow	low	\$11.49	\$3.27	\$11.49		\$12.13			
E						1 Subtotal Sq Ft Cost			\$38.26	\$126.39	\$	133.39		
1						2 Renovation Premium		3.83						
						3 Local Area Factor	10.00%		\$	(5.74)	\$	(18.96)	\$	(20.01)
						4 Spirit @ .5%	0.50%		\$	0.19	\$	0.63	\$	0.67
						5 Force Protection @ 3% average, 9% confined sites	3.00%		\$	1.15	\$	3.79	\$	4.00
						6 Square foot cost			\$	37.69	\$	111.86	\$	118.05
						7 a. Project Area: Public Areas								
						8 b. Project Area: Guest Rooms								
						9 c. Project Area: Back-of-House Area								
						10 d. Project Area: Unassigned/Misc.								
						11 Total O.A. Project Area				30,878	30,878		30,878	
12 ECC: RENOVATION								\$	1,163,639					
13 ECC: NEW BUILD									\$	3,453,863				
14 ECC: USACE NEW BUILD											\$	3,645,043		
15 Contingency CONUS (5% new 10% renovation x ECC)								\$	116,364	\$	172,693	\$	182,252	
16 Subtotal (line 15 + ECC)								\$	1,280,003	\$	3,626,556	\$	3,827,295	
17 SIOH: (6% new 8% Renovation x line 16)								\$	102,400	\$	217,593	\$	229,638	
18 Total Request - Project Amount (PA) (line 16 + line 17)								\$	1,382,404	\$	3,844,150	\$	4,056,933	
19 Design @ 10%								\$	138,240	\$	384,415	\$	405,693	
20 Installed Equipment @ \$5,000 per room								\$	435,000	\$	435,000	\$	435,000	
21 Total Project Cost (line 18 + 19 + 20)								\$	1,955,644	\$	4,663,565	\$	4,897,626	

size factor  
Factor from chart

2.06  
0.94

BUILDING USE RECOMMENDATION: RENOVATION													
A	Dozier Hall Building 10300												
B	Proposed Work Description		Site, Parking, Amenities				Improve stormwater system						
	O.A. Square footage		59840				Structure/Exterior enclosure						
	Single		0				Interior						
	Extended		136				Elevator						
	Suites		0				Mechanical/Plumbing						
C	Existing Building Description												
	O.A. Square footage		59840				Built 1997 No levels 5				Environmental		N/A
	Total rooms		136				Site, Parking, Amenities: Parking, exercise room, lounge, laundry						
	Single						Structure/Exterior enclosure Structural steel, brick and block walls						
	Extended		136				Interior Single rooms with bath				Historical		N/A
	Suites						Elevator Two						
	Offices						Mechanical/Plumbing Four-pipe fan coil unit system						
							Electrical 2000 Amp, 277/480 V				Other:		N/A
	BUILDING AND SYSTEM ANALYSIS												
	No	System	Rating				Work item needed to meet standard	Cost Impact	Typical Unit Cost (\$/sf)	Cost Comparison			
		Failed	Average	Good	New				Renovation	New Build	New Build		
1	Foundation				X			\$1.96	\$0.00			USACE	
2	Substructures				X			\$0.76	\$0.00				
3	Superstructures				X			\$16.09	\$0.00				
4	Exterior Closure				X			\$11.09	\$0.00				
5	Roofing			X		Install gutters/leaders over entrance areas; replace soffits	low	\$0.98	\$0.33				
6	Interior Construction				X	Program support kitchen; program continental breakfast area	low	\$27.28	\$0.50				
7	Conveying Systems				X			\$5.54	\$0.00				
8	Mechanical				X			\$33.15	\$0.00				
9	Electrical				X			\$11.85	\$0.00				
10	General Conditions				X			\$0.00	\$0.00				
11						PRIMARY FACILITY: SQ FT COST		\$108.70	\$0.84	\$108.70	\$ 118.68	=129"SIZE	
12	Supporting Facility			X		Improve stormwater system (site specific problem); repair settled parking areas; repair/rebuild railroad tie retaining walls	low	\$10.87	\$1.67	\$10.87	\$11.87		
E						1	Subtotal Sq Ft Cost			\$2.51	\$119.57	\$ 130.55	
						2	Renovation Premium	10.00%		\$ 0.25			
						3	Local Area Factor	-15.00%		\$ (0.38)	\$ (17.94)	\$ (19.58)	
						4	Spirit @ .5%	0.50%		\$ 0.01	\$ 0.60	\$ 0.65	
						5	Force Protection @ 3% average, 9% confined sites	3.00%		\$ 0.08	\$ 3.59	\$ 3.92	
						6	Square foot cost			\$ 2.47	\$ 105.82	\$ 115.53	
						7	a. Project Area: Public Areas						
						8	b. Project Area: Guest Rooms						
						9	c. Project Area: Back-of-House Area						
						10	d. Project Area: Unassigned/Misc.						
						11	Total O.A. Project Area			59,840	59,840	59,840	
						12	ECC: RENOVATION			\$ 147,750			
						13	ECC: NEW BUILD				\$ 6,332,236		
						14	ECC: USACE NEW BUILD					\$ 6,913,613	
						15	Contingency CONUS (5% new 10% renovation x ECC)			\$ 14,775	\$ 316,612	\$ 345,681	
						16	Subtotal (line 15 + ECC)			\$ 162,525	\$ 6,648,848	\$ 7,259,294	
						17	SIOH: (6% new 8% Renovation x line 16)			\$ 13,002	\$ 398,931	\$ 435,558	
						18	Total Request - Project Amount (PA) (line 16 + line 17)			\$ 175,527	\$ 7,047,779	\$ 7,694,851	
						19	Design @ 10%			\$ 17,553	\$ 704,778	\$ 769,485	
						20	Installed Equipment @ \$5,000 per room			\$ 680,000	\$ 680,000	\$ 680,000	
					21	Total Project Cost (line 18 + 19 + 20)			\$ 873,080	\$ 8,432,556	\$ 9,144,337		

size factor  
Factor from chart

3.99  
0.92

DETAILED COST SUMMARY						
A	Building Number	Magruder Transient Area:3235				
B						
No	System	description	Qty Cost	Units	Unit Prices	Total comments
1	Foundation					\$ -
2	Substructures					\$ -
3	Superstructures					\$ -
4	Exterior Closure	Clean and tuckpoint brick surface	1	LS	\$ 1,000	\$ 1,000
		Replace lower level mechanical room entry doors	1	EA	\$ 600	\$ 600
5	Roofing	Repair/reseal loose flashing	1	EA	\$ 4,500	\$ 4,500
6	Interior Construction	Remove 2nd bed, remove closet, install microfridge	87	LS	\$ 600	\$ 52,200
		Replace carpet	2,011	SY	\$ 15	\$ 30,160
		Replace ceramic tile	9,048	SF	\$ 8	\$ 67,860
		Replace vinyl tile	1,044	SF	\$ 3	\$ 2,610
		Replace acoustic ceiling tiles	27,144	SF	\$ 2	\$ 54,288
		Replace vinyl wall covering	77,256	SF	\$ 2	\$ 115,884
		Partial laundry equipment replacement (set)	5	EA	\$ 4,000	\$ 20,000
		Enclosure for elevator	1	LS	\$ 25,000	\$ 25,000
		Install kitchen units	87	EA	\$ 3,000	\$ 261,000
7	Conveying Systems	Install two new elevators	2	EA	\$ 50,875	\$ 101,750
8	Mechanical	Convert shower units to tubs	87	EA	\$ 2,000	\$ 174,000
		Replace sump drains (pump only)	2	EA	\$ 500	\$ 1,000
		Partial heating water system replacement	1	LS	\$ 7,500	\$ 7,500
		Replace forced air system with individual, thermostatically controlled units	1	LS	\$ 500,000	\$ 500,000
		Upgrade domestic water supply piping	1	LS	\$ 20,000	\$ 20,000
9	Electrical	Enhance lighting in vending areas	1	LS	\$ 750	\$ 750
10	General Conditions	Haz mat removal may be required at rehab	1	LS	\$ 50,000	\$ 50,000
11	Special Construction					\$ -
12	Site Work					\$ 52,000
		Create designated guest unloading area in proximity to new elevators/Improve delivery access	1	LS	\$ 52,000	
		Provide accessible parking	6	EA	\$ 150	\$ 900
		Convey stormwater away from structures	1	LS	\$ 20,000	\$ 20,000
		Enhance lighting in parking areas	1	LS	\$ 1,500	\$ 1,500
		Seal parking area	96,000	SF	\$ 0	\$ 9,600
		Patch parking area	4,800	SF	\$ 3	\$ 12,000
		New landscaping required to help control stormwater flow	1	LS	\$ 5,000	\$ 5,000
1		Subtotal				\$ 1,591,102
2		Local Area Factor	-15%			\$ (238,665)
3		Spirit @ .5%	0.5%			\$ 6,762
4		Force Protection @ 1 - 3% average, 9% possible	3%			\$ 40,776
5		Estimated Cost of Construction (ECC)				\$ 1,399,975
6		Contingency @ 5% new 10% renovator	10%			\$ 139,997
7		Subtotal				\$ 1,539,972
8		SIOH Conus @ 6% new, 8% renovator	6.0%			\$ 92,398
9		Subtotal				\$ 1,632,371
10		Design @ 10%	10%			\$ 163,237
11		Total (PA)				\$ 1,795,608
12		FF&E	86	units	\$ 5,000	\$ 430,000
13		Total Project Cost				\$ 2,225,608

FUNCTIONAL AREA ALLOCATION				
ROOM / SPACE	FLOOR AREA			Comment
	#	Net Area Per Room	Total Net Area	
<b>Public Areas</b>			<b>1,430</b>	
Lobby		1,000	-	
Front Desk		300	-	
Breakfast Bar	1	750	750	
Women - Lobby		220	-	
Men - Lobby		220	-	
Vending - Lobby		60	-	
Guest Vending	1	60	60	
Study Rooms	1	250	250	
Fitness Room		300	-	
Guest Laundries	1	250	250	
Gear Wash Rooms	1	120	120	
<b>Guest Rooms</b>			<b>28,449</b>	
Guest Room - Standard		300	-	
Guest Room - Ext. Stay	87	327	28,449	
Guest Room - Suites		600	-	
<b>Back-of-House Areas</b>			<b>820</b>	
Manager's Office		180	-	
Assistant Manager Offices		120	-	
Admin. Conference Room		250	-	
Admin. Offices		375	-	
Housekeeping Office		120	-	
Dirty Linen Storage	1	100	100	
Clean Linen Storage	1	100	100	
Maintenance Area		370	-	
Receiving		150	-	
Break Room		280	-	
Staff Toilet - Men	1	120	120	
Staff Toilet - Women		120	-	
Housekeeping Rooms	5	100	500	
Central Storage Room		500	-	
Janitor Closet		85	-	
<b>GROUPS MAINTENANCE</b>			<b>-</b>	
Grounds Maintenance		400	-	
			-----	
<b>TOTALS NET</b>			<b>30,699</b>	
<b>TOTAL GROSS</b>			<b>40,926</b>	

DETAILED COST SUMMARY							
A	Building Number	Magruder Transient Area: 3215					
B							
No	System	description	Qty Cost	Units	Unit Prices	Total	comments
1	Foundation				\$	-	
2	Substructures				\$	-	
3	Superstructures				\$	-	
4	Exterior Closure	Clean and tuckpoint brick surface	1	LS	\$ 1,000	\$ 1,000	
		Replace lower level mechanical room entry doors	1	EA	\$ 600	\$ 600	
5	Roofing	Repair/reseal loose flashing	1	EA	\$ 4,500	\$ 4,500	
6	Interior Construction	Remove 2nd bed, remove closet, install microfridge	87	LS	\$ 600	\$ 52,200	
		Replace carpet	2,011	SY	\$ 15	\$ 30,160	
		Replace ceramic tile	9,048	SF	\$ 8	\$ 67,860	
		Replace vinyl tile	1,044	SF	\$ 3	\$ 2,610	
		Replace acoustic ceiling tiles	27,144	SF	\$ 2	\$ 54,288	
		Replace vinyl wall covering	77,256	SF	\$ 2	\$ 115,884	
		Partial laundry equipment replacement (set)	5	EA	\$ 4,000	\$ 20,000	
		Enclosure for elevator	1	LS	\$ 25,000	\$ 25,000	
		Install kitchen units	87	EA	\$ 3,000	\$ 261,000	
7	Conveying Systems	Install two new elevators	2	EA	\$ 50,875	\$ 101,750	
8	Mechanical	Convert shower units to tubs	87	EA	\$ 2,000	\$ 174,000	
		Replace sump drains (pump only)	2	EA	\$ 500	\$ 1,000	
		Partial heating water system replacement	1	LS	\$ 7,500	\$ 7,500	
		Replace forced air system with individual, thermostatically controlled units	1	LS	\$ 500,000	\$ 500,000	
		Upgrade domestic water supply piping	1	LS	\$ 20,000	\$ 20,000	
9	Electrical	Enhance lighting in vending areas	1	LS	\$ 750	\$ 750	
10	General Conditions	Haz mat removal may be required at rehab	1	LS	\$ 50,000	\$ 50,000	
11	Special Construction				\$	-	
12	Site Work	Create designated guest unloading area in proximity to new elevators/Improve delivery access	1	LS	\$ 52,000	\$ 52,000	
		Provide accessible parking	6	EA	\$ 150	\$ 900	
		Convey stormwater away from structures	1	LS	\$ 20,000	\$ 20,000	
		Enhance lighting in parking areas	1	LS	\$ 1,500	\$ 1,500	
		Seal parking area	96,000	SF	\$ 0	\$ 9,600	
		Patch parking area	4,800	SF	\$ 3	\$ 12,000	
		New landscaping required to help control stormwater flow	1	LS	\$ 5,000	\$ 5,000	
1		Subtotal				\$ 1,591,102	
2		Local Area Factor	-15%			\$ (238,665)	
3		Spirit @ .5%	0.5%			\$ 6,762	
4		Force Protection @ 1 - 3% average, 9% possible	3%			\$ 40,776	
5		Estimated Cost of Construction (ECC)				\$ 1,399,975	
6		Contingency @ 5% new 10% renovator	10%			\$ 139,997	
7		Subtotal				\$ 1,539,972	
8		SIOH Conus @ 6% new, 8% renovator	6.0%			\$ 92,398	
9		Subtotal				\$ 1,632,371	
10		Design @ 10%	10%			\$ 163,237	
11		Total (PA)				\$ 1,795,608	
12		FF&E	87	units	\$ 5,000	\$ 435,000	
13		Total Project Cost				\$ 2,230,608	



FUNCTIONAL AREA ALLOCATION				
ROOM / SPACE	FLOOR AREA			Comment
	#	Net Area Per Room	Total Net Area	
<b>Public Areas</b>			<b>680</b>	
Lobby		1,000	-	
Front Desk		300	-	
Breakfast Bar		550	-	
Women - Lobby		220	-	
Men - Lobby		220	-	
Vending - Lobby		60	-	
Guest Vending	1	60	60	
Study Rooms	1	250	250	
Fitness Room		300	-	
Guest Laundries	1	250	250	
Gear Wash Rooms	1	120	120	
<b>Guest Rooms</b>			<b>28,449</b>	
Guest Room - Standard		300	-	
Guest Room - Ext. Stay	87	327	28,449	
Guest Room - Suites		600	-	
<b>Back-of-House Areas</b>			<b>1,750</b>	
Manager's Office		180	-	
Assistant Manager Offices		120	-	
Admin. Conference Room		250	-	
Admin. Offices		375	-	
Housekeeping Office	1	120	120	
Dirty Linen Storage	1	100	100	
Clean Linen Storage	1	100	100	
Maintenance Area	1	400	400	
Receiving	1	150	150	
Break Room	0.5	280	140	
Staff Toilet - Men	1	120	120	
Staff Toilet - Women	1	120	120	
Housekeeping Rooms	5	100	500	
Central Storage Room		500	-	
Janitor Closet		85	-	
<b>GROUPS MAINTENANCE</b>			<b>-</b>	
Grounds Maintenance		400	-	
			-----	
<b>TOTALS NET</b>			<b>30,879</b>	
<b>TOTAL GROSS</b>			<b>40,926</b>	

DETAILED COST SUMMARY								
A	Building Number	Palmetto Lodge - 6000						
B								
	No	System	description	Qty Cost	Units	Unit Prices	Total	comments
	1	Foundation					\$ -	
	2	Substructures					\$ -	
	3	Superstructures					\$ -	
	4	Exterior Closure	Repair stucco	1,360	SF	\$1.50	\$ 2,040.00	
			Replace windows	70	EA	\$900.00	\$ 63,000.00	
	5	Roofing	Replace flat roof	36,986	SF	\$2.50	\$ 92,465.00	
	6	Interior Construction	Replace finishes	70	EA	\$2,500.00	\$ 175,000.00	
			Convert admin space to luggage holding area	1	EA	\$2,500.00	\$ 2,500.00	
			Guestroom accessibility	1	LS	\$5,900.00	\$ 5,900.00	
			Public bathroom accessibility	1	LS	\$135.00	\$ 135.00	
			Repair spalled concrete below guest laundry, install vibration isolation mounts	1	LS	\$1,500.00	\$ 1,500.00	
			support kitchen	1	LS	\$20,000.00	\$ 20,000.00	
			Vent laundry to exterior	1	LS	\$3,000.00	\$ 3,000.00	
			Install kitchen units	70	EA	\$3,000.00	\$ 210,000.00	
	7	Conveying Systems	Install elevator	2	EA	\$ 47,225.00	\$ 94,450.00	
	8	Mechanical	Add visual indication to fire alarm system	12	EA	\$250.00	\$ 3,000.00	
			Laundry Equipment, Ice Machines	1	LS	\$10,000.00	\$ 10,000.00	
			Replace cooling system	31	Ton	\$1,000.00	\$ 31,000.00	
			Replace fan coil units	70	EA	\$600.00	\$ 42,000.00	
	9	Electrical					\$ -	
	10	General Conditions	Haz mat removal may be required at rehab	1	LS	\$50,000.00	\$ 50,000.00	
	11	Special Construction					\$ -	
	12	Site Work	Parking and landscape improvements	1	LS	\$ 67,548.00	\$ 67,548.00	
	1		Subtotal				\$ 873,538	
	2		Local Area Factor	-15%			\$ (131,031)	
	3		Spirit @ .5%	0.5%			\$ 3,713	
	4		Force Protection @ 1 - 3% average, 9% possible	3%			\$ 22,387	
	5		Estimated Cost of Construction (ECC)				\$ 768,606	
	6		Contingency @ 5% new 10% renovation	10%			\$ 76,861	
	7		Subtotal				\$ 845,467	
	8		SIOH Conus @ 6% new, 8% renovation	6.0%			\$ 50,728	
	9		Subtotal				\$ 896,195	
	10		Design @ 10%	10%			\$ 89,620	
	11		Total (PA)				\$ 985,815	
	12		FF&E	70	units	\$ 5,000.00	\$ 350,000	
	13		Total Project Cost				\$ 1,335,815	

FORT JACKSON  
PALMETTO DETAILED RENOVATION COSTS

FUNCTIONAL AREA ALLOCATION				
ROOM / SPACE	FLOOR AREA			Comment
	#	Net Area Per Room	Total Net Area	
<b>Public Areas</b>			<b>260</b>	
Lobby	-	1,000	-	
Front Desk	-	300	-	
Breakfast Bar	-	550	-	
Women - Lobby	-	220	-	
Men - Lobby	-	220	-	
Vending - Lobby	-	60	-	
Guest Vending	1	60	60	
Study Rooms	-	250	-	
Fitness Room	-	300	-	
Guest Laundries	1	200	200	
Gear Wash Rooms	-	120	-	
<b>Guest Rooms</b>			<b>22,890</b>	
Guest Room - Standard		300	-	
Guest Room - Ext. Stay	70	327	22,890	
Guest Room - Suites		600	-	
<b>Back-of-House Areas</b>			<b>920</b>	
Manager's Office	-	180	-	
Assistant Manager Offices	-	120	-	
Admin. Conference Room	-	250	-	
Admin. Offices	-	375	-	
Housekeeping Office	-	120	-	
Dirty Linen Storage	1	100	100	
Clean Linen Storage	1	100	100	
Maintenance Area	-	370	-	
Receiving	-	150	-	
Break Room	-	280	-	
Staff Toilet - Men	1	120	120	
Staff Toilet - Women	-	120	-	
Housekeeping Rooms	4	150	600	
Central Storage Room	-	500	-	
Janitor Closet	-	85	-	
<b>GROUNDS MAINTENANCE</b>			<b>-</b>	
Grounds Maintenance		400	-	
			-----	
<b>TOTALS NET</b>			<b>24,070</b>	
<b>TOTAL GROSS</b>			<b>36,372</b>	

FORT JACKSON  
PALMETTO PROGRAM AREA ALLOTMENTS

DETAILED COST SUMMARY								
A	Building Number	Kennedy Hall - 278E						
B	No	System	description	Qty Cost	Units	Unit Prices	Total	comments
	1	Foundation					\$ -	
	2	Substructures					\$ -	
	3	Superstructures					\$ -	
	4	Exterior Closure	Replace with operable, shatter resistant units.	177	EA	\$1,000.00	\$ 177,000.00	
			Demo existing concrete exterior stair panels	1	LS	\$5,000.00	\$ 5,000.00	
			Replace concrete exterior stair panels with coated metal product	2,400	SF	\$14.91	\$ 35,784.00	
			Replace vinyl soffits at stairway landings.	2,400	SF	\$3.50	\$ 8,400.00	
	5	Roofing					\$ -	
	6	Interior Construction	Check in check out function is being moved to main welcome center, use some lobby space for large classes (extended stay)	1	LS	\$5,000.00	\$ 5,000.00	
			Convert some existing admin. space to luggage storage	1	LS	\$2,500.00	\$ 2,500.00	
			Program support kitchen	1	LS	\$20,000.00	\$ 20,000.00	
			Replace common area wall finishes	35,904	SF	\$1.31	\$ 47,034.24	
			Replace common area floor finishes	1,616	SY	\$15.00	\$ 24,240.00	
			Remove Joint Kitchen Area, close in wall, add Dwyer Unit, add shelving unit	151	EA	\$4,000.00	\$ 604,000.00	
			Remove bi-fold closet, relocate bathroom wall, move and replace commode and sink (replace with vanity sink), add shelving, repair finishes	151	EA	\$10,000.00	\$ 1,510,000.00	
			Upgrade public restroom to comply with ADA	1	LS	\$935.00	\$ 935.00	
	7	Conveying Systems	Replace floor finish and wall panels.	1	LS	\$1,500.00	\$ 1,500.00	
	8	Mechanical	Automatic lift lever was inoperable	1	EA	\$3,000.00	\$ 3,000.00	
			HVAC required for lobby, corridors and other common areas	1	LS	\$51,000.00	\$ 51,000.00	
			Domestic water line replacement (Base estimate).	1	LS	\$700,000.00	\$ 700,000.00	
			Replace PTAC units	171	EA	\$1,000.00	\$ 171,000.00	
			Investigate and repair leakage around PTAC units.	1	EA	\$3,000.00	\$ 3,000.00	
	9	Electrical	Replace alarm panel with addressable unit.	1	EA	\$20,000.00	\$ 20,000.00	
	10	General Conditions					\$ -	
	11	Special Construction					\$ -	
	12	Site Work	landscaping, security, exterior lighting, additional parking spaces, sidewalk and stormwater improvements	1	LS	\$ 69,700.00	\$ 69,700.00	
	1		Subtotal				\$ 3,459,093	
	2		Local Area Factor	-15%			\$ (518,864)	
	3		Spirit @ .5%	0.5%			\$ 14,701	
	4		Force Protection @ 1 - 3% average, 9% possible	3%			\$ 88,648	
	5		Estimated Cost of Construction (ECC)				\$ 3,043,578	
	6		Contingency @ 5% new 10% renovator	10%			\$ 304,358	
	7		Subtotal				\$ 3,347,936	
	8		SIOH Conus @ 6% new, 8% renovator	6.0%			\$ 200,876	
	9		Subtotal				\$ 3,548,812	
	10		Design @ 10%	10%			\$ 354,881	
	11		Total (PA)				\$ 3,903,694	
	12		FF&E	151	units	\$ 5,000.00	\$ 755,000	
	13		Total Project Cost				\$ 4,658,694	

FUNCTIONAL AREA ALLOCATION				
ROOM / SPACE	FLOOR AREA			Comment
	#	Net Area Per Room	Total Net Area	
<b>Public Areas</b>			<b>1,680</b>	
Lobby	-	1,000	-	
Front Desk	-	300	-	
Breakfast Bar	1	550	550	
Women - Lobby	1	220	220	
Men - Lobby	1	220	220	
Vending - Lobby	-	60	-	
Guest Vending	2	60	120	
Study Rooms	1	250	250	
Fitness Room	-	300	-	
Guest Laundries	1	200	200	
Gear Wash Rooms	1	120	120	
<b>Guest Rooms</b>			<b>49,377</b>	
Guest Room - Standard	-	300	-	
Guest Room - Ext. Stay	151	327	49,377	
Guest Room - Suites	-	600	-	
<b>Back-of-House Areas</b>			<b>2,115</b>	
Manager's Office	-	180	-	
Assistant Manager Offices	-	120	-	
Admin. Conference Room	-	250	-	
Admin. Offices	-	375	-	
Housekeeping Office	1	120	120	
Dirty Linen Storage	1	100	100	
Clean Linen Storage	1	100	100	
Maintenance Area	1	400	400	
Receiving	-	150	-	
Break Room	0.25	280	70	
Staff Toilet - Men	1	120	120	
Staff Toilet - Women	1	120	120	
Housekeeping Rooms	10	100	1,000	
Central Storage Room	-	500	-	
Janitor Closet	1	85	85	
<b>GROUNDS MAINTENANCE</b>			<b>-</b>	
Grounds Maintenance	-	400	-	
			-----	
<b>TOTALS NET</b>			<b>53,172</b>	
<b>TOTAL GROSS</b>			<b>82,740</b>	

**FORT JACKSON  
KENNEDY PROGRAM AREA ALLOTMENTS**

CONCEPTUAL DESIGN SOLUTION - COST SUMMARY										
A	Fort Jackson, South Carolina									
B	TOTAL PROJECT COST ESTIMATE SUMMARY									
	NO	Facility	O.A. SQ. FT.	new/m&r	design	contingency	SIOH	Construction	FF&E	TPC
	1	Kennedy - 2785	82,740	m&r	\$ 354,881	\$ 304,358	\$ 200,876	\$ 3,043,578	\$ 755,000	\$ 4,658,694
	2	Palmetto - 6000	36,372	m&r	\$ 89,620	\$ 76,861	\$ 50,728	\$ 768,606	\$ 350,000	\$ 1,335,815
	3	Magruder - 3215	40,926	m&r	\$ 163,237	\$ 139,997	\$ 92,398	\$ 1,399,975	\$ 435,000	\$ 2,230,608
	4	Magruder - 3235	40,926	m&r	\$ 163,237	\$ 139,997	\$ 92,398	\$ 1,399,975	\$ 430,000	\$ 2,225,608
	5	Magruder - 3265	40,926	m&r	\$ 163,237	\$ 139,997	\$ 92,398	\$ 1,399,975	\$ 435,000	\$ 2,230,608
	6	Magruder - 3275	40,926	m&r	\$ 163,237	\$ 139,997	\$ 92,398	\$ 1,399,975	\$ 435,000	\$ 2,230,608
	7	Magruder - 3276	40,926	m&r	\$ 163,237	\$ 139,997	\$ 92,398	\$ 1,399,975	\$ 435,000	\$ 2,230,608
	8	Dozier Hall - 10300	108,827	m&r	\$ 15,389	\$ 13,198	\$ 8,711	\$ 131,982	\$ 680,000	\$ 849,280
	9	New Lodging Facility	118,335	new	\$ 1,518,170	\$ 682,017	\$ 859,341	\$ 13,640,338	\$ 1,045,000	\$ 17,744,865
		TOTALS	550,904		\$2,794,245	\$1,776,421	\$1,581,648	\$24,584,378	\$5,000,000	
C	TOTAL COST								\$35,736,692	
D	COMMENTS									
Items Included in TPC include the following:										
Spirit @ .5%										
Force Protection @ 3% average, 9% possible										
Estimated Cost of Construction (ECC)										
Contingency @ 5% new 10% renovation										
SIOH Conus @ 6% new, 8% renovation										
Design @ 10%										
Total (PA)										
FF&E										

FUNCTIONAL AREA ALLOCATION				
ROOM / SPACE	FLOOR AREA			Comment
	#	Net Area Per Room	Total Net Area	
<b>Public Areas</b>			<b>680</b>	
Lobby		1,000	-	
Front Desk		300	-	
Breakfast Bar		550	-	
Women - Lobby		220	-	
Men - Lobby		220	-	
Vending - Lobby		60	-	
Guest Vending	1	60	60	
Study Rooms	1	250	250	
Fitness Room		300	-	
Guest Laundries	1	250	250	
Gear Wash Rooms	1	120	120	
<b>Guest Rooms</b>			<b>28,449</b>	
Guest Room - Standard		300	-	
Guest Room - Ext. Stay	87	327	28,449	
Guest Room - Suites		600	-	
<b>Back-of-House Areas</b>			<b>820</b>	
Manager's Office		180	-	
Assistant Manager Offices		120	-	
Admin. Conference Room		250	-	
Admin. Offices		375	-	
Housekeeping Office		120	-	
Dirty Linen Storage	1	100	100	
Clean Linen Storage	1	100	100	
Maintenance Area		370	-	
Receiving		150	-	
Break Room		280	-	
Staff Toilet - Men	1	120	120	
Staff Toilet - Women		120	-	
Housekeeping Rooms	5	100	500	
Central Storage Room		500	-	
Janitor Closet		85	-	
<b>GROUPS MAINTENANCE</b>			<b>-</b>	
Grounds Maintenance		400	-	
			-----	
<b>TOTALS NET</b>			<b>29,949</b>	
<b>TOTAL GROSS</b>			<b>40,926</b>	

FUNCTIONAL AREA ALLOCATION				
ROOM / SPACE	FLOOR AREA			Comment
	#	Net Area Per Room	Total Net Area	
<b>Public Areas</b>			<b>1,680</b>	
Lobby		1,000	-	
Front Desk		300	-	
Breakfast Bar	1	550	550	
Women - Lobby	1	220	220	
Men - Lobby	1	220	220	
Vending - Lobby		60	-	
Guest Vending	2	60	120	
Study Rooms	1	250	250	
Fitness Room		300	-	
Guest Laundries	1	200	200	
Gear Wash Rooms	1	120	120	
<b>Guest Rooms</b>			<b>44,472</b>	
Guest Room - Standard		300	-	
Guest Room - Ext. Stay	136	327	44,472	
Guest Room - Suites		600	-	
<b>Back-of-House Areas</b>			<b>2,015</b>	
Manager's Office		180	-	
Assistant Manager Offices		120	-	
Admin. Conference Room		250	-	
Admin. Offices		375	-	
Housekeeping Office	1	120	120	
Dirty Linen Storage	1	100	100	
Clean Linen Storage	1	100	100	
Maintenance Area	1	400	400	
Receiving		150	-	
Break Room	0.25	280	70	
Staff Toilet - Men	1	120	120	
Staff Toilet - Women	1	120	120	
Housekeeping Rooms	9	100	900	
Central Storage Room		500	-	
Janitor Closet	1	85	85	
<b>GROUPS MAINTENANCE</b>			<b>-</b>	
Grounds Maintenance		400	-	
			-----	
<b>TOTALS NET</b>			<b>48,167</b>	
<b>TOTAL GROSS</b>			<b>108,827</b>	

FORT JACKSON  
DOZIER PROGRAM AREA ALLOTMENTS



DETAILED COST SUMMARY							
A	Building Number	Magruder Transient Area: 3276					
B							
No	System	description	Qty Cost	Units	Unit Prices	Total	comments
1	Foundation					\$ -	
2	Substructures					\$ -	
3	Superstructures					\$ -	
4	Exterior Closure	Clean and tuckpoint brick surface	1	LS	\$ 1,000	\$ 1,000	
		Replace lower level mechanical room entry doors	1	EA	\$ 600	\$ 600	
5	Roofing	Repair/reseal loose flashing	1	EA	\$ 4,500	\$ 4,500	
6	Interior Construction	Remove 2nd bed, remove closet, install microfridge	87	LS	\$ 600	\$ 52,200	
		Replace carpet	2,011	SY	\$ 15	\$ 30,160	
		Replace ceramic tile	9,048	SF	\$ 8	\$ 67,860	
		Replace vinyl tile	1,044	SF	\$ 3	\$ 2,610	
		Replace acoustic ceiling tiles	27,144	SF	\$ 2	\$ 54,288	
		Replace vinyl wall covering	77,256	SF	\$ 2	\$ 115,884	
		Partial laundry equipment replacement (set)	5	EA	\$ 4,000	\$ 20,000	
		Enclosure for elevator	1	LS	\$ 25,000	\$ 25,000	
		Install kitchen units	87	EA	\$ 3,000	\$ 261,000	
7	Conveying Systems	Install two new elevators	2	EA	\$ 50,875	\$ 101,750	
8	Mechanical	Convert shower units to tubs	87	EA	\$ 2,000	\$ 174,000	
		Replace sump drains (pump only)	2	EA	\$ 500	\$ 1,000	
		Partial heating water system replacement	1	LS	\$ 7,500	\$ 7,500	
		Replace forced air system with individual, thermostatically controlled units	1	LS	\$ 500,000	\$ 500,000	
		Upgrade domestic water supply piping	1	LS	\$ 20,000	\$ 20,000	
9	Electrical	Enhance lighting in vending areas	1	LS	\$ 750	\$ 750	
10	General Conditions	Haz mat removal may be required at rehab	1	LS	\$ 50,000	\$ 50,000	
11	Special Construction					\$ -	
12	Site Work	Create designated guest unloading area in proximity to new elevators/Improve delivery access	1	LS	\$ 52,000	\$ 52,000	
		Provide accessible parking	6	EA	\$ 150	\$ 900	
		Convey stormwater away from structures	1	LS	\$ 20,000	\$ 20,000	
		Enhance lighting in parking areas	1	LS	\$ 1,500	\$ 1,500	
		Seal parking area	96,000	SF	\$ 0	\$ 9,600	
		Patch parking area	4,800	SF	\$ 3	\$ 12,000	
		New landscaping required to help control stormwater flow	1	LS	\$ 5,000	\$ 5,000	
1		Subtotal				\$ 1,591,102	
2		Local Area Factor	-15%			\$ (238,665)	
3		Spirit @ .5%	0.5%			\$ 6,762	
4		Force Protection @ 1 - 3% average, 9% possible	3%			\$ 40,776	
5		Estimated Cost of Construction (ECC)				\$ 1,399,975	
6		Contingency @ 5% new 10% renovator	10%			\$ 139,997	
7		Subtotal				\$ 1,539,972	
8		SIOH Conus @ 6% new, 8% renovator	6.0%			\$ 92,398	
9		Subtotal				\$ 1,632,371	
10		Design @ 10%	10%			\$ 163,237	
11		Total (PA)				\$ 1,795,608	
12		FF&E	87	units	\$ 5,000	\$ 435,000	
13		Total Project Cost				\$ 2,230,608	

AREAS AND OCCUPANCIES							
ROOM / SPACE	FLOOR AREA				OCCUPANCIES		
	No. Req'd	Net Area Per Room	Total Net Area		Staff - Total	Guests - Total	Total Occupants
<b>Public Areas</b>			<b>5,580</b>				
Lobby	1	1,200	1,200				-
Front Desk	1	600	600				-
Breakfast Bar	1	700	700				-
1 Women - Lobby	1	220	220				-
2 Men - Lobby	1	220	220				-
3 Vending - Lobby	1	60	60				-
4 Guest Vending	4	60	240				-
5 Study Rooms	4	250	1,000				-
6 Fitness Room	1	300	300				-
7 Guest Laundries	4	200	800				-
8 Gear Wash Rooms	2	120	240				-
<b>Guest Rooms</b>			<b>77,943</b>				
1 Guest Room - Standard	100	300	30,000		-	100	100
2 Guest Room - Ext. Stay	9	327	2,943		-	9	9
3 Guest Room - Suites	100	450	45,000		-		-
<b>Back-of-House Areas</b>			<b>6,055</b>				
1 Manager's Office	1	180	180			-	-
2 Assistant Manager Offices	1	120	120			-	-
3 Admin. Conference Room	1	250	250			-	-
4 Admin. Spaces	14	75	1,050			-	-
5 Luggage Storages	1	100	100				
6 Housekeeping Office	1	120	120			-	-
7 Dirty Linen Storage	-	100	-			-	-
8 Clean Linen Storage	-	100	-			-	-
9 In-House Laundry	1	750	750				
10 Maintenance Area	1	400	400			-	-
11 Receiving	1	150	150			-	-
12 Break Room	0.75	280	210			-	-
13 Staff Toilet - Men	1	120	120			-	-
14 Staff Toilet - Women	1	120	120			-	-
15 Housekeeping Rooms	14	100	1,400			-	-
16 Central Storage Room	1	1,000	1,000				
17 Janitor Closet	1	85	85				
<b>GROUNDS MAINTENANCE</b>			<b>-</b>				
1 Grounds Maintenance	-	400	-		-	-	-
			-----		-----	-----	-----
<b>Total Net SF</b>			<b>89,578</b>		<b>-</b>	<b>109</b>	<b>109</b>
<b>Total Gross SF</b>			<b>118,335</b>				

checks

**Total Areas**

**5,580**

**77,943**

**6,055**

-

**76%**

DETAILED COST SUMMARY								
A	Building Number	Dozier Hall - 1030C						
B								
	No	System	description	Qty Cost	Units	Unit Prices	Total	comments
	1	Foundation					\$ -	
	2	Substructures					\$ -	
	3	Superstructures					\$ -	
	4	Exterior Closure					\$ -	
	5	Roofing	Install gutters/leaders over entrance areas	1	LS	\$ 5,000	\$ 5,000	
			Replace soffits	1	LS	\$ 15,000	\$ 15,000	
	6	Interior Construction	Program support kitchen	1	LS	\$ 20,000	\$ 20,000	
			Program continental breakfast area	1	LS	\$ 10,000	\$ 10,000	
	7	Conveying Systems					\$ -	
	8	Mechanical					\$ -	
	9	Electrical					\$ -	
	10	General Conditions					\$ -	
	11	Special Construction					\$ -	
	12	Site Work	Improve stormwater system	1	LS	\$ 75,000	\$ 75,000	
			Repair settled parking areas	6,000	SF	\$ 3	\$ 15,000	
			Repair/rebuild railroad tie retaining walls	1	LS	\$ 10,000	\$ 10,000	
	1	Subtotal					\$ 150,000	
	2	Local Area Factor		-15%			\$ (22,500)	
	3	Spirit @ .5%		0.5%			\$ 638	
	4	Force Protection @ 1 - 3% average, 9% possible		3%			\$ 3,844	
	5	Estimated Cost of Construction (ECC)					\$ 131,982	
	6	Contingency @ 5% new 10% renovation		10%			\$ 13,198	
	7	Subtotal					\$ 145,180	
	8	SIOH Conus @ 6% new, 8% renovation		6.0%			\$ 8,711	
	9	Subtotal					\$ 153,891	
	10	Design @ 10%		10%			\$ 15,389	
	11	Total (PA)					\$ 169,280	
	12	FF&E		136	units	\$ 5,000	\$ 680,000	
	13	Total Project Cost					\$ 849,280	

**FORT JACKSON  
DOZIER DETAILED RENOVATION COSTS**

DETAILED COST SUMMARY							
A	Building Number	Dozier Hall - 1030C					
B							
No	System	description	Qty Cost	Units	Unit Prices	Total	comments
1	Foundation					\$ -	
2	Substructures					\$ -	
3	Superstructures					\$ -	
4	Exterior Closure					\$ -	
5	Roofing	Install gutters/leaders over entrance areas	1	LS	\$ 5,000	\$ 5,000	
		Replace soffits	1	LS	\$ 15,000	\$ 15,000	
6	Interior Construction	Program support kitchen	1	LS	\$ 20,000	\$ 20,000	
		Program continental breakfast area	1	LS	\$ 10,000	\$ 10,000	
7	Conveying Systems					\$ -	
8	Mechanical					\$ -	
9	Electrical					\$ -	
10	General Conditions					\$ -	
11	Special Construction					\$ -	
12	Site Work	Improve stormwater system	1	LS	\$ 75,000	\$ 75,000	
		Repair settled parking areas	6,000	SF	\$ 3	\$ 15,000	
		Repair/rebuild railroad tie retaining walls	1	LS	\$ 10,000	\$ 10,000	
1		Subtotal				\$ 150,000	
2		Local Area Factor	-15%			\$ (22,500)	
3		Spirit @ .5%	0.5%			\$ 638	
4		Force Protection @ 1 - 3% average, 9% possible	3%			\$ 3,844	
5		Estimated Cost of Construction (ECC)				\$ 131,982	
6		Contingency @ 5% new 10% renovation	10%			\$ 13,198	
7		Subtotal				\$ 145,180	
8		SIOH Conus @ 6% new, 8% renovation	6.0%			\$ 8,711	
9		Subtotal				\$ 153,891	
10		Design @ 10%	10%			\$ 15,389	
11		Total (PA)				\$ 169,280	
12		FF&E	136	units	\$ 5,000	\$ 680,000	
13		Total Project Cost				\$ 849,280	

**FORT JACKSON  
DOZIER DETAILED RENOVATION COSTS**

FUNCTIONAL AREA ALLOCATION				
ROOM / SPACE	FLOOR AREA			Comment
	#	Net Area Per Room	Total Net Area	
<b>Public Areas</b>			<b>1,680</b>	
Lobby		1,000	-	
Front Desk		300	-	
Breakfast Bar	1	550	550	
Women - Lobby	1	220	220	
Men - Lobby	1	220	220	
Vending - Lobby		60	-	
Guest Vending	2	60	120	
Study Rooms	1	250	250	
Fitness Room		300	-	
Guest Laundries	1	200	200	
Gear Wash Rooms	1	120	120	
<b>Guest Rooms</b>			<b>44,472</b>	
Guest Room - Standard		300	-	
Guest Room - Ext. Stay	136	327	44,472	
Guest Room - Suites		600	-	
<b>Back-of-House Areas</b>			<b>2,015</b>	
Manager's Office		180	-	
Assistant Manager Offices		120	-	
Admin. Conference Room		250	-	
Admin. Offices		375	-	
Housekeeping Office	1	120	120	
Dirty Linen Storage	1	100	100	
Clean Linen Storage	1	100	100	
Maintenance Area	1	400	400	
Receiving		150	-	
Break Room	0.25	280	70	
Staff Toilet - Men	1	120	120	
Staff Toilet - Women	1	120	120	
Housekeeping Rooms	9	100	900	
Central Storage Room		500	-	
Janitor Closet	1	85	85	
<b>GROUPS MAINTENANCE</b>			<b>-</b>	
Grounds Maintenance		400	-	
			-----	
<b>TOTALS NET</b>			<b>48,167</b>	
<b>TOTAL GROSS</b>			<b>108,827</b>	

**FORT JACKSON  
DOZIER PROGRAM AREA ALLOTMENTS**

DETAILED COST SUMMARY								
A	Building Number		New Lodging Facility					
B								
	No	System	description	Qty Cost	Units	Unit Prices	Total	comments
	1	Foundation	Concrete spread footings	31506	SF	\$ 8	\$ 264,650	
	2	Substructures	Slab-on-grade	31506	SF	\$ 3	\$ 104,600	
	3	Superstructures	Roof framing and concrete plank flooring	118334	SF	\$ 9	\$ 1,005,839	
	3b	CMU construction	CMU construction	41500	SF	\$ 12	\$ 495,510	
	4	Exterior Closure	Doors, windows and sealants	118334	SF	\$ 5	\$ 586,937	
	4a	EIFS	EIFS finish	41500	SF	\$ 7	\$ 287,180	
	5a	Roofing - Structure	Insulation and drainage	34500	SF	\$ 2	\$ 66,240	
	5b	Roofing - standing seam	Metal hip roof at the core and flat roof at the 1-story wings	34500		\$ 10	\$ 329,820	
	6a	Interior Construction	Painted or vinyl wall coverings, carpet or tile floors and plaster finish on concrete plank ceiling	118334	SF	\$ 36	\$ 4,257,657	
	6b	Carpet & Vinyl	Carpet at 85%, vinyl @ 5%, Tile @ 10%	118334	SF	\$ 6	\$ 752,604	
	7	Conveying Systems	One passanger and one service elevator	2	EA	\$ 54,525	\$ 109,050	
	8a	Mechanical	Central air source heat pump system serving the common areas and plumbing.	118334	SF	\$ 29	\$ 3,466,003	
	8b	Fire Protection	Sprinkler System	118334	SF	\$ 1	\$ 143,184	
	8c	HVAC	Individual PTAC systems for guestrooms	309	EA	\$ 900	\$ 278,100	
	8d	Kitchen units	Kitchen units	109	EA	\$ 3,000	\$ 327,000	
	9	Electrical	Electrical systems shall be appropriately sized for the entire structure	118334	SF	\$ 10	\$ 1,169,140	
	10	General Conditions	N/A			\$	-	
	11	Special Construction	N/A			\$	-	
	12	Site Work	All required utilities are located in the public streets. Street revision required.	118334	SF	\$ 16	\$ 1,859,027	
	1	Subtotal					\$ 15,502,542	
	2	Local Area Factor		-15%			\$ (2,325,381)	
	3	Spirit @ .5%		0.5%			\$ 65,886	
	4	Force Protection @ 1 - 3% average, 9% possible		3%			\$ 397,291	
	5	Estimated Cost of Construction (ECC)					\$ 13,640,338	
	6	Contingency @ 5% new 10% renovator		5%			\$ 682,017	
	7	Subtotal					\$ 14,322,354	
	8	SIOH Conus @ 6% new, 8% renovator		6.0%			\$ 859,341	
	9	Subtotal					\$ 15,181,696	
	10	Design @ 10%		10%			\$ 1,518,170	
	11	Total (PA)					\$ 16,699,865	
	12	FF&E		209	units	\$ 5,000	\$ 1,045,000	
	13	Total Project Cost					\$ 17,744,865	